

**REDEVELOPMENT AGENCY MEETING
FEBRUARY 10, 2004**

The meeting called to order as the City Council at 10:10 a.m. by Mayor Murphy.

Roll Call Peters, Zucchet, Atkins, Lewis, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
Casey Gwinn, City Attorney
Charles Abdelnour, City Clerk
Joyce Lane, City Clerk

The meeting adjourned as the City Council at 11:25 a.m.

The meeting reconvened as the Redevelopment Agency at 11:25 a.m.

1. **Approval of the minutes of:**

December 8, 2003, special
December 9, 2003

Motion by Member Madaffer (with Inzunza not present)
Second by Member Atkins
Vote: 8-0

Adoption

2. **Amendment to FY 2004 Corporation Budget for Implementation of the
Equal Opportunity Outreach Plan. (District 2).**

(RA 2004-83)

Approving a budget amendment to the Corporation Fiscal Year 2004 Budget by
adding \$65,000 to implement the Small and Disadvantaged Business Outreach
Plan objectives for FY 2003-2004.

See Centre City Development Corporation report no. CCDC-04-10, dated February
4, 2004.

Auditor Certificate Number: AC 2400711

Motion by Member Zucchet to approve (with Inzunza not present)
Second by Member Lewis
Vote: 8-0

Redevelopment Agency Resolution number R-03723.

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Adoption

**3. Amended Agreements with Dyett & Bhatia and Project Design Consultants.
(Districts 2 and 8).**

(RA 2004-86)

Subitem A. Approving the Second Amendment to Agreement with Dyett and Bhatia for ongoing work to update the community plan, in the amount of \$470,000.

(RA 2004-85)

Subitem B. Approving the First Amendment to Agreement with Project Design Consultants to complete a Master Environmental Impact Report (MEIR) to evaluate the impacts of the proposed updated community plan in the amount of \$90,000; maximum compensation will not exceed \$1,950,000 and \$343,750, respectively for each agreement.

See Centre City Development Corporation report no. CCDC-04-07, dated February 4, 2004.

Auditor Certificate Number: AC 2400712

Motion by Member Zucchet to approve (with Fyre in opposition and Inzunza not present)

Second by Member Madaffer

Vote: 7-1

Redevelopment Agency Resolution and Document numbers R-03724 and D-03724; and R-03725 and D-03725.

Adoption

4. **Replacement Housing Plan-Island/Market Centre (Oak Shelter Systems, LLC. (District 2).**

(RA 2004-70)

Approving the Proposed Replacement Housing Plan for the Island-Market Centre Mixed-Use Development Project with Affordable Housing.

See Centre City Development Corporation report dated February 3, 2004, CCDC-04-12.

Motion by Member Zucchet to approve (with and Inzunza not present)

Second by Member Atkins

Vote: 8-0

Redevelopment Agency Resolution number R-03726.

Joint Public Hearing-Adoption

6. **Disposition and Development Agreement (DDA) and Associated Actions for the North Park Parking Facility Project. (District 3).**

(RA 2004-74)

Subitem A. Certify that the Final Environmental Impact Report has been reviewed and considered prior to the actions.

(RA 2004-77)

Subitem B. Approve the Basic Concept Drawings with respect to the Disposition and Development Agreement for development and construction of the North Park Parking Facility.

(RA 2004-76)

Subitem C. Authorize the Executive Director or designee to execute the Disposition and Development Agreement for the North Park Parking Facility Project in the North Park Redevelopment project area; approving the sale of property in the North Park Redevelopment project area; and making certain findings with respect to the disposition and development agreement and the sale.

Joint Public Hearing-Adoption

6. **Disposition and Development Agreement (DDA) and Associated Actions for the North Park Parking Facility Project. (District 3).**

(Continued)

(RA 2004-75)

Subitem D. Amend the Redevelopment Agency Budget for the North Park project area to authorize the appropriation and expenditure of \$8,338,000 for the North Park Parking Facility Project (Fund 98310) to come from \$2,800,000 from the Series 2000 Bonds and \$5,538,000 from the Series 2003 Bonds.

(RA 2004-78)

Subitem E. Approving the acquisition of land for the North Park Parking Facility in the North Park Redevelopment project area.

See Redevelopment Agency report no. RA-04-01 and City Manager report no. CMR-04-02, dated February 4, 2004.

Council Companion item no. 333.

Auditor Certificate Number: AC 2400705

Motion by Member Atkins to approve

Second by Member Madaffer

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03727; R-03728 and D-03728; R-03729 and D-03729; R-03730 and R-03731; and City Council Resolution numbers R-298903 and R-298904.

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Joint Public Hearing-Adoption

S-1 **Disposition and Development Agreement with Oliver McMillian and Design Review Southblock Lofts. (District 2).**

(RA 2004-91)

Subitem A Certifying that the Master Environmental Impact Report (MEIR) and Secondary Study have been considered and reviewed with respect to the Proposed Disposition and Development Agreement with Oliver McMillian, LLC, and Centre City Development Permit No. 200-51.

(RA 2004-90)

Subitem B. Approving the sale of certain property located generally on the block bounded by Sixth Avenue, G Street, Seventh Avenue and Market Street in the Centre City Redevelopment Project Area to Oliver McMillian, LLC; approving the Disposition and Development Agreement pertaining thereto, and making certain findings with respect to such sale.

(RA 2004-89)

Subitem C. Approving the Basic Concept/Schematic Drawings with respect to the Disposition and Development Agreement for development and construction of South Block Lofts Project.

See Centre City Development Corporation report no. CCDC-04-09 and City Manager report no. CCDC-04-03.

Council Companion item no. S500

Auditor Certificate Number: AC 2400756

Motion by Member Atkins to approve
Second by Member Madaffer
Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03732; R-03733 and D-03733; R-03734 and D-03734; and City Council Resolution numbers R-298906, R-298907 and R-298908.

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Joint Public Hearing-Adoption

5 **Final Environmental Secondary Study and Eighth Amendment to Centre City Redevelopment Plan. (District 2)**

(RA 2004-88)

1) Accepting the Final Environmental Secondary Study; 2) Consenting to a Joint Public Hearing on the Proposed Eighth Amendment to the Centre City Redevelopment Plan; and 3) Authorizing a date, time and place for the Joint Public Hearing and the publication and mailing of such public hearing.

See Centre City Development Corporation report no CCDC-04-19 and City Manager report no.CCDC-04-11, dated January 6, 2004.

Council Companion Item no. 334

David Allsbrook, project manager, Centre City Development Corporation, presented staff report, and stated the Joint Public Hearing will be heard on March 23, 2004 instead of March 16, 2004.

Motion by Member Zucchet to approve
Second by Member Atkins
Vote: 9-0

Redevelopment Agency Resolution number R-03735; and City Council Resolution number R-298905.

Adjournment

The meeting adjourned as the Redevelopment Agency with City Council at 11:36 a.m.

Charles G. Abdelnour, Secretary Redevelopment Agency
of the City of San Diego, California